

Minutes of the Regular Work Session of the
Board of Mayor and Aldermen, City of Kingsport, Tennessee
Monday, November 5, 2012, 4:30 PM
Council Room – City Hall

PRESENT: Board of Mayor and Aldermen

Mayor Dennis Phillips

Alderman John Clark

Alderman Valerie Joh

Alderman Mike McIntire

Vice-Mayor Tom C. Parham

Alderman Tom Segelhorst

Alderman Jantry Shupe

City Administration

John G. Campbell, City Manager

J. Michael Billingsley, City Attorney

James H. Demming, City Recorder

1. **CALL TO ORDER:** 4:30 p.m. by Mayor Phillips.

2. **ROLL CALL:** By City Recorder Demming.

3. **WORK SESSION TICKLER.** Assistant to the City Manager Chris McCartt gave a progress report on the Farmers Market, noting that work on the elevator is one of the last elements and it is ongoing. There is no air conditioning yet, but the use of fans has worked well thus far. He also discussed the recent rentals of the facility as well as what is expected in the future, noting there is the capacity to handle more. It was pointed out that a recent event did not use the restrooms on-site but rather portable toilets. Food City complained that many people came into the store just for the use of their restrooms. Mr. McCartt stated it was the option of the renter whether or not to use the restrooms.

Public Works Director Ryan McReynolds provided information on the Cleek Road project, noting the work should start in December. He also gave an update on the paving in front of Holston Florist. Mr. McCartt discussed Allendale, pointing out it was a project of the Friends of Allendale and they are currently seeking additional funding.

Alderman Segelhorst asked to discuss the winery even though it is not on the tickler. He stated the temporary golf maintenance building was supposed to be gone by August and it is still there and is affecting business at the winery. Some discussion followed. Mayor Phillips asked the city attorney to draw up papers to have them out as of January first.

4. **CAROUSEL DISCUSSION.** Mr. Chris McCartt gave a presentation on this item, noting the charge of the special committee was to provide the BMA with the best possible location for the carousel. He highlighted the sites that were evaluated along with the criteria considered for each site. The final recommendation to the Board was to acquire an adjacent lot from Food City at the Farmers Market site and expand the green space there. He estimated the initial cost to be around \$300,000, noting there was a grant available. The Board members supported this recommendation, agreeing this was a great decision based on the money available and the timing in keeping the momentum for this project going.

Minutes of the Regular Work Session of the Board of Mayor and Aldermen of Kingsport, Tennessee, Monday, November 5, 2012

5. ROLLER STREET PROPERTY. Mayor Phillips commented his son recently built a set of apartments on Rolier Street and would potentially be interested should any property become available in that area. The Mayor also noted he would the only way he would be able to purchase property was through a public auction. He then stated this item was on the agenda because there was an article in the paper stating the Housing Authority was looking at this property and questioned the reason why.

City Manager Campbell then gave a presentation on this item and provided details on the property in question and the possible uses for it. There was considerable discussion.

6. BORDERS PROPERTY UPDATE. City Manager Campbell provided a brief update on this item, noting the Kingsport Economic Development Board is moving forward.

7. ALL CITY-OWNED PROPERTIES UPDATE. Planning Manager Tully gave details on this item and provided the Board with a list of every property that is owned by the city. She noted there were many caveats and details that are keeping many of these properties off the tax rolls. She then provided examples and answered questions from the Board. The Mayor asked the Board to look at this list over the next two or three weeks. He requested to then have a special-called meeting in Ms. Tully's office to answer additional questions and explain in detail the issues that may be present for specific properties.

8. DISCUSSION OF CITY LOBBYIST. Mayor Phillips pointed out that Kingsport has never been strongly connected politically. He asked the Board to allow the city manager to do some research and make a proposal to obtain a lobbyist. He stated he has spoken with another mayor who strongly recommends this option, noting it was the best money their city ever spent. Vice-Mayor Parham pointed out three needs: a presence in Nashville, monitoring of bills and attention to special projects. There was considerable discussion.

9. REVIEW OF AGENDA ITEMS ON THE NOVEMBER 6, 2012 REGULAR BUSINESS MEETING AGENDA. City Manager Campbell, members of staff and community members provided a summary or presentation for each item on the proposed agenda. Those items the Board discussed at greater length or which received specific questions or concerns included:

VI.AA.1 Public Hearing and Consideration of Ordinances to Annex/Amend Zoning of the Colonial Heights Area 7 Part E Annexation and Consideration of a Resolution Adopting the Plan of Services (AF: 312-2012). City Planner Ken Weems presented this item, noting this portion would connect all of the previous annexations in the area. He stated a public meeting was held on October fourth and pointed out a petition has been presented in opposition to this annexation. It has been signed by two thirds of these citizens. He further stated that two citizens spoke against this annexation at the Planning Commission meeting; however the planning commission still approved staff's recommendation unanimously.

VI.B.2 Consideration of an Ordinance Amending the Kingsport Code of Ordinances Sections 38-85 through 38-350 Pertaining to Stormwater Management (AF: 316-2012). Public Works Director Ryan McReynolds gave details on this item.

**Minutes of the Regular Work Session of the Board of Mayor and Aldermen of
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VI.B.4 Consideration of an Ordinance Approving the Conveyance of Real Property in Exchange for Real Property for a Sewer Pump Station Site and Authorizing the Mayor to Execute the Appropriate Documents (AF: 324-2012). City Manager Campbell stated the city would be swapping a portion of this parcel with the property owner that was a previous water tank site. Mr. McReynolds gave further information, noting the new pump station was part of the plan of services for this area along Westfield Drive.

VI.D.3 Consideration of a Resolution Authorizing the Mayor to Execute All Necessary and Proper Documents to Renew the Agreement with United Healthcare for Medicare Advantage Insurance (AF: 315-2012). City Attorney Billingsley provided details on this item and answered questions from the Board.

VI.D.5 Consideration of a Resolution Awarding the Bid for the Purchase of Rental Uniform Services to Coyne Textile Services (AF: 320-2012). Alderman Segelhorst questioned if the employees had to buy their own uniforms. Procurement Manager Sandy Crawford stated no, the city pays for the rental agreement. She then listed the various city departments that require employees to wear a uniform.

VI.D.7 Consideration of a Resolution Authorizing the Issuance of a Purchase Order to Apple, Inc. for the Purchase of iPads and Associated Equipment for John Sevier Middle School (AF: 321-2012). Alderman Segelhorst questioned why the schools needed both Apple products as well as Dell products [as requested in Item VI.D.1] for different schools. John Payne gave an explanation on the reasons for this decision.

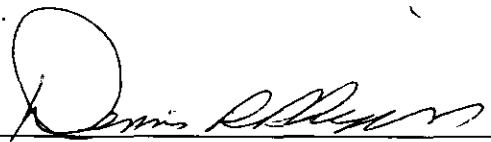
VII.6 Consideration of Approval of Offers for Easements and Right-of-Ways for Rock Springs Sanitary Sewer Expansion Project – Hidden Acres and Peppertree Area (AF: 309-2012). Public Works Director Ryan McReynolds stated this is about half of the easements that will be needed for this project and that staff is currently working on the other half.

BOARD COMMENT. None.

PUBLIC COMMENT. Ms. Jeannie Bourne commented on the rising problem of human trafficking, noting she wanted the Board to be aware of this issue.

10. ADJOURN. Seeing no other matters presented for discussion at this work session, Mayor Phillips adjourned the meeting at 6:50 p.m.

ANGELA MARSHALL
Deputy City Recorder



DENNIS R. PHILLIPS
Mayor